



**Connells**

De La Warr Drive  
Banbury



## Property Description

Situated within the highly sought-after Hanwell Chase development to the north of Banbury, this beautifully presented two-bedroom home offers modern, well-planned accommodation ideal for first-time buyers, downsizers, or investors alike.

The property is presented in immaculate condition throughout, meaning buyers can move straight in with minimal effort. The ground floor features a welcoming entrance hallway leading into a spacious open-plan kitchen / reception / dining room, creating a versatile living space perfect for both everyday living and entertaining. The kitchen is thoughtfully designed with ample worktop and cupboard space, while the living and dining area enjoys direct access to the rear garden, allowing for a seamless indoor-outdoor lifestyle. A convenient downstairs WC completes the ground floor accommodation.

To the first floor are two well-proportioned bedrooms, including a generous principal bedroom and a second bedroom ideal for guests, children, or use as a home office. A modern family bathroom serves both rooms.

Externally, the property benefits from a private rear garden, offering a pleasant space for relaxing or entertaining during warmer months. To the front, there is the added advantage of a driveway providing off-road parking.

Hanwell Chase remains one of Banbury's most popular developments, known for its

attractive surroundings, local amenities, and excellent transport links.

## Anti Money Laundering

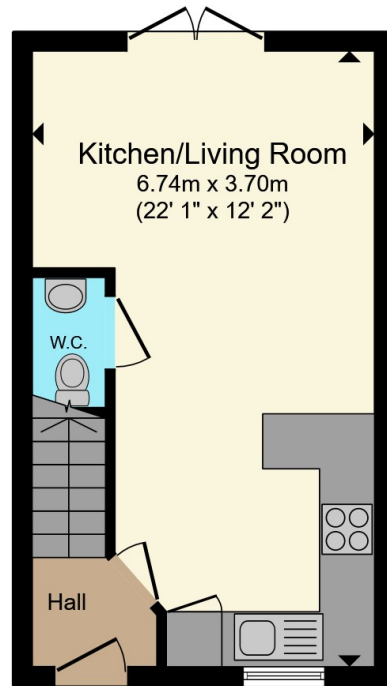
Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

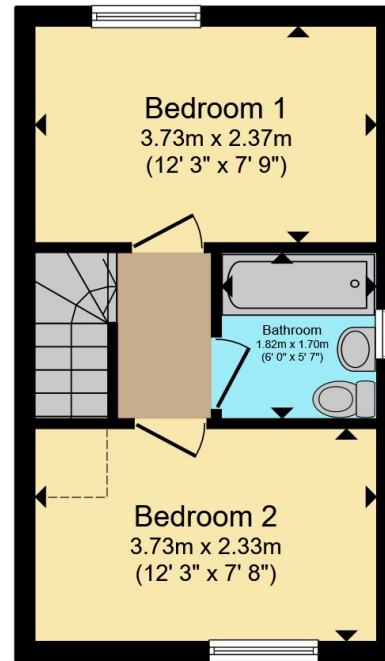








**Ground Floor**



**First Floor**

Total floor area 50.1 m<sup>2</sup> (540 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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33 Bridge Street  
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EPC Rating: B Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/BAN310054](http://connells.co.uk/Property/BAN310054)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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